

Date: 13 January 2025
Application: 250010



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 250010

Applicant: Mr T Searle

Site Address: 71 London Road, Wokingham, RG40 1YA

Parish: Wokingham Town

Grid Reference: Easting - 481671, Northing - 168771

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the property to supported living accommodation (Use Class C2), plus erection of a two storey front/side extension and a single storey side/rear extension, associated landscaping, parking, installation of PV panels and bin storage, following demolition of the existing attached garage and single storey rear extension.

Case Officer: Kieran Neumann

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 250010. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	250010
Address:	71 London Road, Wokingham, RG40 1YA.		
Proposal:	Full application for the proposed change of use of the property to supported living accommodation (Use Class C2), plus erection of a two storey front/side extension and a single storey side/rear extension, associated landscaping, parking, installation of PV panels and bin storage, following demolition of the existing attached garage and single storey rear extension.		
Type of Development:	Other Change of Use		
Site Visit Made:	No		

Summary Of Recommendations
<input type="checkbox"/> No comment <input type="checkbox"/> No objection <input type="checkbox"/> No objection subject to conditions (and reasons) stated below <input type="checkbox"/> Request further information before determination as stated below <input type="checkbox"/> Objection due to the reason(s) stated below
Comments On Proposal
<p>LLFA received this Full application for the proposed change of use of the property to supported living accommodation (Use Class C2), plus erection of a two storey front/side extension and a single storey side/rear extension, associated landscaping, parking, installation of PV panels and bin storage, following demolition of the existing attached garage and single storey rear extension 13th January 2025.</p> <p>The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.</p>
Conditions & Reasons (if required)
<p>No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include surface water drainage strategy which includes how the site currently drains and will be drained after</p>

proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	13/01/2025	Signed:	NT
--------------	------------	----------------	----